

LAKWOOD PARK TWO ARCHITECTURAL CONTROL COMMITTEE GUIDELINES

WHEREAS, pursuant to Article IV, Section 5 of the Declaration of Covenants, Conditions and Restrictions for Lakewood Park, Section Two, recorded June 27, 1984 at Clerk's File No. J574637, Official Records of Real Property, Harris County, Texas (said declaration and any amendments thereto referred to as the "Declaration"), the duties and powers of the Architectural Control Committee (the "ACC") were assumed by the Board of Directors of Lakewood Park Two Homeowners Association (the "Association") on or about May 8, 1994;

WHEREAS, pursuant to Chapter 204 of the Texas Property Code and the Declaration, the Board is authorized to implement and modify architectural control guidelines;

WHEREAS the Board of Directors of the Association (the "Board") has granted certain duties and powers to the ACC to enforce the deed restrictions and policies of the Association and to implement and modify architectural control guidelines;

NOW THEREFORE, the ACC hereby adopts the following architectural guidelines:

Painting

1. Any exterior paint or siding should be earth tone in color and in harmony with the other homes in the neighborhood.
2. Any changes made to current exterior paint color require approval from the ACC.
3. All homes to be painted one main color, one trim color and, if requested and approved by the ACC, one accent color for shutters or other exterior accents.
4. No primary colors will be approved. Soft, muted earth tones and white are acceptable.
5. When applying new paint or siding, the complete exterior of the home is to be painted including back, sides and chimneys if applicable.
6. Exterior brick cannot be painted.
7. Extremely bold colors are prohibited.

8. Front doors must be maintained. They may be stained, a natural wood color, or painted the same color as the house trim. Other paint colors may be approved on a case-by-case basis.

Roofing

1. All new roofs to be approved in writing prior to installation of new roof unless it is the same color and style.
2. All roofs must be earth tone in color. No Color shingles will be approved.
3. Wind turbine vents must be mounted in rear portion of the roof so that they are not visible from the front or above the roofline.

Landscaping

1. Landscape stones approvable only to outline flowerbeds, trees, mailboxes, etc. as only to outline landscaped areas as a border – not to be used as yard/ property line edging.
2. General landscaping (defined as living plants, trees, shrubs, flowers, etc. and utilization of non-living materials necessary for growth, e.g., bark, mulch, etc.) is generally not subject to ACC review and approval except in circumstances wherein such landscaping is intended to accomplish a structural objective, such as a hedge or a visual barrier, or is visually objectionable, not in harmony with the surrounding neighborhood, or is specifically referenced in the Declaration.
3. Trellises, window boxes and permanent brick borders visible from the front must have ACC approval.
4. Landscape timbers and bricks without mortar do not need ACC approval unless they exceed a height of one (1') foot.

Driveway extensions/Sidewalks

1. An application must be submitted for any driveway removal, addition or modification.
2. Driveways must be maintained.
3. Side walks, drive ways and **curbs**** must be cleaned and undamaged. Seams must be kept free of weeds.

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4. Painting a topcoat on driveways and sidewalks is not permitted.

Outdoor carpeting

1. Can only be installed on BACK porch area or patio- no walkways etc.
2. Visibility from the street will not be permitted.

Exterior Lighting

1. Addition of exterior lighting should not be of a wattage or lumen count which will affect neighboring homes.
2. Exterior decorative lights, security lights or floodlights must be aimed so as not to shine onto a neighboring property. Decorative or security lights should not be placed to line sidewalks or driveway unless they are integrated into existing landscaping. Placement of such lights should be no closer than every two feet on centers.

Shed / Out Buildings

1. Approved shed must be painted to match the main residence, including the roofing material.
2. Shed must be constructed in a location out of public view.
3. An “out building” is defined as any structure which is not attached to the main structure. This definition does not include bonafide additions made to the main residence or garages, but does include storage sheds, gazebos and playhouse/ forts.

Fencing

1. No chain link fence will be approved.
2. Any painting, staining or varnishing of fence must be in earth tones, no primary colors will be allowed.
3. All corner fences and fences which face a restricted reserve must be installed picket side out.
4. Replacement or repairs of fences, walls or hedges must be made with similar materials and construction details as used in original fences, wall or hedge. Replacement with any other material, or in a design pattern other than original, must be approved by the ACC.
5. Fences must be maintained in good condition.

New Construction/ Additions

1. All new construction must be approved in writing prior to beginning construction.
2. Approval granted on a case-by-case basis after review of all necessary plans for construction.
3. Exterior materials and colors should match the house.
4. Detailed plans must be submitted to the ACC.

5. Room additions may not encroach into any utility easement unless the utility companies involved have granted their written consent of such encroachment.
6. On individual basis. Size and shape will depend on architectural style and layout of home, size of lot and how well the room addition integrates with existing home. Plans for room additions must show room size in proportion to room dimensions of the residence.
7. Additions must comply with lot restrictions set forth in the deed restrictions.

Pools

1. All pools, above and in ground must be approved in writing prior to installation.
2. All approved pools must be maintained in a safe and sanitary manner. Any approved pool not being maintained must be filled or removed upon request.
3. Pools are to be drained to the street and into the storm drain system. They are not to be connected to, or drain into, the community's sewage system. Minimum white schedule 40 PVC pipe is to be used for pool drains.

Exterior Maintenance Guidelines

1. All painted surfaces must be kept clean and smooth with no bare areas or peeling paint and all surfaces must be free of mildew.
2. All rotted and damaged wood must be replaced and any damaged brick work repaired.
3. Gutters must be kept in good condition and not allowed to sag or hang down.
4. Roofs must be maintained in good repair and not allowed to sag or hang down.
5. All glass surfaces must be whole.
6. Garage doors must be undamaged and in good repair.
7. Fences and gates must be in good repair.
8. Side walks, drive ways and **curbs**** must be cleaned and undamaged. Seams must be kept free of weeds.
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9. Lawns must be mowed, edged and weed free. Flowerbeds must be kept free of weeds.
10. There shall be no storage of clutter and debris in public view.

11. Any and all trash subject to collection may not be placed in public view earlier than one (1) day before scheduled pick-up.

Basketball goals

1. The basketball goal backboard, net and post must be maintained in usable condition and kept in acceptable appearance.
2. Basketball goals not being maintained will be required to be removed.
3. Only one basketball goal per lot will be permitted.
4. Portable goals that are commercially manufactured are allowed.
5. Goals located along adjacent property line will need neighbor's approval.

Patio Covers

1. Should be constructed of materials, which complement the main structure.

Storm Doors

1. The frames of the storm doors must be of a color compatible with the exterior house colors and general use and appearance of the house. All storm doors must be a full glass door. No front screen doors are allowed.

Antennas

1. No exterior antenna of any type shall be erected, constructed, placed, or permitted to remain on any house, structure, improvement or building unless such antenna is located to the rear of the roof ridge line, gable or center line of the principal building.
2. Any freestanding antenna approved by the ACC must be located behind the rear wall of the main improvement or building structure and must be screened from view by installation of approved fencing or other screening device.
3. No Antennas, either freestanding or attached, shall be permitted to extend higher than the roof peak of the structure on which erected, nor shall be erected on a wooden pole.
4. Where possible, the homeowner is encouraged to place the antenna inside the garage's attic space or the house's attic space.

Holiday Decorations

1. No holiday decorations shall be placed on any property or any improvement on any property earlier than forty-five (45) days preceding the applicable holiday, and any and all holiday decorations must be removed from the property within fourteen (14) days following the applicable holiday.

Application procedure

It is the responsibility of the applicant to make sure he or she has the most current guidelines before proceeding with any improvement. Check with any ACC or Board member to see if the guidelines have been reissued or amended.

Adopted by the Architectural Control Committee of Lakewood Park, Section Two on the _____ day of _____, 2006.

Jim Nipper, Chairman,
Architectural Control Committee
Lakewood Park Two Homeowners Association,
Inc.

Approved by:

Don Ahrens, President, Board of Directors
Lakewood Park Two Homeowners Association,
Inc.